176.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,800 / 780,800
					USE VALUE:	780,800 / 780,800
					ASSESSED:	780,800 / 780,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAMOUNAS PANAGIOTIS/KALLIOPI
Owner 2:	TRS/ MAMOUNAS FAMILY TRUST
Owner 3:	
Street 1:	37 WEBB STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	MAMOUNOS PANAGIOTIS/KALLIOPI -
Owner 2:	-
Street 1:	37 WEBB STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1968, having primarily Clapboard Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	411,200		369,600	780,800
Total Card	0.083	411,200		369,600	780,800
Total Parcel	0.083	411,200		369,600	780,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.42 | /Parcel: 337.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118562
GIS Ref:
GIS Ref:
Insp Date: 07/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	411,200	0	3,600.	369,600	780,800	780,800	Year End Roll	12/18/2019
2019	104	FV	327,400	0	3,600.	364,300	691,700	691,700	Year End Roll	1/3/2019
2018	104	FV	327,400	0	3,600.	279,800	607,200	607,200	Year End Roll	12/20/2017
2017	104	FV	306,700	0	3,600.	264,000	570,700	570,700	Year End Roll	1/3/2017
2016	104	FV	306,700	0	3,600.	242,900	549,600	549,600	Year End	1/4/2016
2015	104	FV	279,900	0	3,600.	227,000	506,900	506,900	Year End Roll	12/11/2014
2014	104	FV	279,900	0	3,600.	209,100	489,000	489,000	Year End Roll	12/16/2013
2013	104	FV	291,500	0	3,600.	209,100	500,600	500,600		12/13/2012

!13779!

PRINT

Date	Time
12/11/20	03:41:12

LAST REV

Date	Time
08/06/18	09:15:55

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13779

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAMOUNOS PANAGI	56350-76		1/25/2011	Convenience	99	No	No		
MAMOUNOS PANAGI	36770-259		10/21/2002	Family	99	No	No		
MAMOUNOS PANAGI	30209-90		5/25/1999	Convenience	99	No	No		
	16607-402		11/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	118562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	163	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	243	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10375965
Const Adj.:	0.97757620
Adj $ / SQ:	183.432
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595914
Depreciation:	184733
Depreciated Total:	411181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

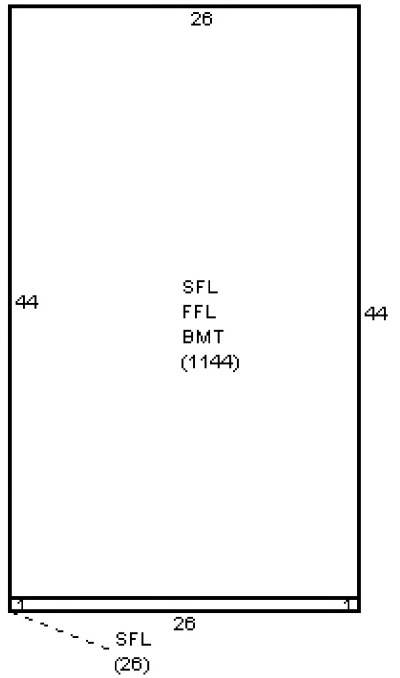
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.43
Special Features:	0	Val/Su Net:	118.91
Final Total:	411200	Val/Su SzAd	177.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,170	183.430	214,615
BMT	Basement	1,144	55.030	62,954
FFL	First Floor	1,144	183.430	209,846

Net Sketched Area:	3,458			Total:	487,415
Size Ad	2314	Gross Are	3458	FinArea	2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc